



***Town of Tyngsborough  
Planning Board***  
25 Bryants Lane,  
Tyngsborough, Massachusetts 01879-1003  
Office: (978) 649-2300 ext. 115

MINUTES  
September 1, 2011  
**APPROVED**

Attachments:

1. Meeting Agenda
2. Planning Board Hearing Continuance Form for 50 Westford Rd. – 9/1/11
3. 30 Progress Ave. Email Report – 8/24/2011

Members Present: Steve Nocco  
Tom Delmore  
Bill Gramer  
Caryn DeCarteret  
Steve O'Neill  
Pamela Berman, Administrative Assistant

Members Absent: Jesse Johnson, David E. Ross Associates

**7:00pm -** Meeting called to order by Chairman Steve Nocco

**7:02pm - 50 Westford Road (a.k.a Tyngsborough Commons):** Special Permit and Site Plan Special Permit for a proposed mixed-use development that includes seven buildings for commercial, professional, and residential use – Westford Road Development, LLC. Continued from June 16, 2011.

Developer Walter Eriksen appeared before the Board to update them on that status of the project. Mr. Eriksen reported that the project has been successfully reviewed by 18 State agencies. Currently they are working on the MEPA filing which includes the Environmental Impact Report (EIR). Mr. Eriksen reported that during their meetings with the Massachusetts Department of Transportation (Mass DOT) it was learned that the site for Tyngsborough Commons is also listed on Mass DOT's 2002 alternative bridge site report as 1 of the locations for a second bridge over the Merrimack River in Tyngsborough and noted that it remains on their 25 year plan. Mr. Eriksen went to say that they were very upset with this news as it may impact the development of the whole project. However, Mr. Eriksen said that they plan to move forward with the permitting process while continuing to work with the State in order to resolve the issue of the alternative bridge location. Therefore, Mr. Eriksen asked for a continuance until October 6, 2011.

**C. DeCarteret:** Motion to continue this hearing until October 6, 2011  
**S. O'Neill:** 2<sup>nd</sup> the motion  
**In Favor: 5 Opposed: 0**  
**Passes: 5-0**

### **Engineer Reports**

30 Progress Ave.

Board engineer Jesse Johnson reported that during his routine inspection of 30 Progress Ave. he observed approximately 30 buses parked on the gravel lot adjacent to the paved lot. In addition, the landscape berm that was required to be in place has been packed down with a usable driveway for the buses to get across. The Board noted that these circumstances are direct violations of the conditions set forth in the Special Permit, therefore they requested that a letter be sent to the Building Commissioner notifying him of the violation and requesting an investigation.

### **Administrative**

**S. O'Neill:** Motion to approve the minutes from August 18, 2011  
**C. DeCarteret:** 2<sup>nd</sup> the motion  
**In Favor: 5 Opposed: 0**  
**Passes: 5-0**

**7:35pm**

**S. O'Neill:** Motion to adjourn  
**T. Delmore:** 2<sup>nd</sup> the motion  
**In Favor: 5 Opposed: 0**  
**Passes: 5-0**

Minutes respectfully submitted by  
Pamela Berman  
Planning Board Administrative Assistant